

Date of Meeting: April 17, 2013

**BOARD OF SUPERVISORS
INFORMATION ITEM**

#2

SUBJECT: Strategic Plan Update

ELECTION DISTRICT: Countywide

STAFF CONTACTS: Charles Yudd, Assistant County Administrator
Kenny Young, County Administration

BACKGROUND:

The Board held a Strategic Planning Retreat (“Retreat”) on September 24, 2012. At the Retreat, the Board identified prioritizing staff efforts in the areas of transportation projects and land use/community development related initiatives to focus their efforts over the next three (3) years. At November 7, 2012 Board meeting the Board affirmed the work program as discussed at the Strategic Planning Retreat and provided within the November 7, 2012 staff report. The Board further directed staff to prepare scoping/workplan documents for initiatives in queue and bring forward to the Board on individual basis as active projects are completed. The Board identified several transportation initiatives and land use initiatives for the current workplan which are outlined in attachment 1. For a status update for each of the transportation workplan initiatives, please see attachment 2. For an update and timeline of each Land Use workplan initiatives, please see attachment 3.

ATTACHMENTS:

1. Strategic Plan Follow Up Agenda Item, November 7, 2012
2. Transportation Projects Update
3. Land Use Initiatives Update
4. Proposed Workplan and Timeline

Date of Meeting: November 7, 2012

**BOARD OF SUPERVISORS
ACTION ITEM**

6

SUBJECT: Strategic Planning Retreat Follow-Up

ELECTION DISTRICT: Countywide

STAFF CONTACTS: Danny Davis, Chief of Staff, County Administration
Charles Yudd, Assistant County Administrator

RECOMMENDATION:

Staff: Staff recommends the Board of Supervisors approve the Minutes from the September 24, 2012 Strategic Planning Retreat, continue discussion on the proposed Vision and Strategic Goals Statements, and affirm the Work Program as discussed at the Retreat.

BACKGROUND:

The Board held its Strategic Planning Retreat (“Retreat”) on September 24, 2012. A copy of the draft minutes from the Retreat are provided as Attachment 1 for approval by the Board. At the Retreat, the Board briefly discussed a proposed Vision and Mission/Goals Statement. In order to focus time on prioritizing efforts in the four key areas, the Board indicated its intent to discuss these statements at a future meeting.

Vision and Strategic Goals Statement

The Board briefly discussed the 2000 Vision Statement and the proposed Vision Statement that resulted from Board members’ conversations with the facilitator, Carole Napolitano. The Board made further recommendations and suggestions on the Vision Statement, which are incorporated below:

Vision: By honoring its rich heritage as well as embracing the robust opportunities of a new day, Loudoun County maintains the high quality of life it has achieved, shapes a future that represents the best of both worlds, and creates a place where its residents are proud to live, work, and play.

Additionally, based on similar feedback from the Board, specific strategies were identified that enable Loudoun County to achieve this vision. These are proposed to become part of a “Strategic Goals Statement,” as follows:

The strategies that have enabled Loudoun County to achieve this success include:

- *accelerating economic development so that the tax burden to residents is lowered, job opportunities are increased, the commercial potential of the Dulles corridor is realized, and continued levels of business growth and affluence result;*
- *adopting fiscal responsibility as a core principle;*
- *developing an effective transportation network;*
- *maintaining high quality educational opportunities;*
- *preserving the best of Loudoun County's unique historical significance and heritage while positioning the County to be in the forefront of progressive enterprise;*
- *supporting the geographical and cultural diversity of small towns and rural economies (agriculture, vineyards, horse farms) in the west with planned urban neighborhoods and suburban housing, retail, and commercial infrastructure in the east;*
- *achieving a balance of the old and the new; of residential and commercial; of traditional values (family, community, environmental stewardship) and dynamic growth;*
- *streamlining County government to reduce waste, increase efficiency, and promote a positive climate for constituent interactions.*

Staff recommends the Board review the proposed language of the Vision and Strategic Goals Statements and discuss them at a future meeting or Committee of the Whole.

Staff also notes that Ms. Napolitano will be providing the Board with a follow-up letter providing additional feedback and recommendations for the Board to consider as it moves forward with the items discussed in this item. This letter will be provided to the Board later this month.

Work Program

The Board of Supervisors at their Retreat identified the following Board priorities for the areas of transportation projects and land use/community development related initiatives to focus their efforts over the next three (3) years:

TRANSPORTATION:

- Route 606 Expansion
- Waxpool Improvements¹
- Route 659 (Belmont Ridge Road) Expansion²
- Route 606/50 Interchange

Other Priorities:

- Loudoun County Parkway
- Braddock Road
- 690 Interchange
- Riverside Pkwy Connection

LAND USE:

- On-going Zoning Ordinance amendments to Commercial/Industrial Districts including Article 6 Review
- FSM Phase 2 amendments
- By-Right Designation for Schools Only ZOAM
- Home-Based Child Care ZOAM
- North Lower Sycolin CPAM
- Reduce Appeal Period for Certain Violations
- Unmet Housing Needs Implementation
- Ballfields in Floodplain³
- Miller Drive CTP Amendment
- Silver Line District Development Patterns
- Dulles Community Outreach
- Route 28 Implementation
- PUGAMP
- Leesburg Annexation Policies

Other Items:

- Fees for Rural Economy Uses
- Park/Fields Development

¹ Improvements to Waxpool include all related initiatives to improve congestion in this corridor, such as continued efforts to connect Gloucester Parkway to Route 28, various improvements such as signalization and turn lanes, and efforts to address distance based tolling on the Greenway, as examples.

² Improvement strategies to Route 659 Belmont Ridge Road need to address widening in the sections from Gloucester to Hay Road and Truro Parish Road to Croson Lane.

³Per 4-1500 Floodplain Overlay District Section(s) 4-1505(A) (3) and 4-1505 (B)(1). Ballfields are currently permitted in floodplain.

- Land Use Category for Ballfields⁴
- Superfund Site – Cleanup and other issues.
- Possibility of accelerating Bed & Breakfast related zoning ordinance amendments

In addition, at the Boards August 24, 2012 meeting the board decided that the following four (4) items needed no further action at this time:

“NO ACTION” LIST:

- ADU/Housing Policy Amendments (Article 7)
- Definition of Multifamily Uses
- Electronic Signage Requirements
- Telecommunications Facilities Policies

Summary of Initiatives

Staff has categorized the work program based on anticipated level of effort by initiative, as follows, Minor, 4-6 months; Medium, 6-9 months; or Major, 9+ months. Currently, staff envisions utilizing existing staff resources to accomplish a bulk of the workplan initiatives. If the need for any additional outside resources such as consultants or other temporary assistance arises, staff will identify options for the Board’s consideration and bring forward requests on an initiative specific basis. The processing of the various initiatives will follow the prioritization established by the Board of Supervisors on September 24, 2012 and that is generally reflected in the timeline chart included in Attachment 2.

Major Initiatives

Commercial and Industrial Amendments – Major

PACKAGE #1

On July 17, 2012 the Board grouped the topic areas into three (3) separate packages of amendments, based on economic development impact and the amount of research necessary to fully vet each topic. The concept was such that each “package” of amendments would proceed sequentially, with the first package of amendments being brought to the Board in December 2012 for possible action. Also on July 17, 2012, the Board adopted a Resolution of Intent to Amend (ROIA) to implement the “Package 1” amendments. Package 1 includes changes to the PD-IP, PD-OP, MR-HI zoning districts, as well as limited changes to the Commercial Light Industrial (CLI) zoning district. The changes to CLI were limited to those items specifically

⁴ This matter had been previously forwarded to the TLUC for review. Staff is proceeding with the preparation of a report describing potential amendments to Chapter 848 of the Codified Ordinances to allow eligibility criteria for the land use assessment program to include a non-profit parks and recreation type use such as an athletic field.

identified by Board members and those that Staff believed could be accomplished with minimal impacts to the purpose of the zoning district, while staying in conformance with the Comprehensive Plan.

Other changes to the Zoning Ordinance proposed were: (1) the elimination of documents to be submitted with a site plan; (2) increase in the canopy maturity; (3) reduction in buffer width where the district yard requirement is less; and (4) “quick fixes” or the relocation of performance standards from the definitions to Section 5-600, Additional Regulations for Specific Uses, and creation of new performance standards as necessary.

Package 1 also included two issues that do not require amendments to the Zoning Ordinance: (1) the creation of an Ombudsman; and (2) the creation of a Zoning Ordinance Action Group. On October 3, 2012 the Board directed staff to implement the Stakeholder recommendations for an Ombudsman position of a single point-of-contact/advocate concept, within the overall business assistance team framework, with a workplan that establishes the program January 2013. This concept utilizes the expertise of a variety of departments and staff personnel to address the full breadth of concerns for new or expanding businesses. The Zoning Ordinance Action Group was created by the Board at its September 5, 2012 Business Meeting and the Board has been in the process of soliciting nominees for the group and completing the appointment process.

Amendments to Article 6 regarding public hearing notices, special exception applications, rezoning applications, and checklist items and timeline for special exception and rezoning applications were also included in the proposed Package 1 amendments. Staff is currently reviewing draft language and this work effort will follow in close succession to the Package 1 zoning district revisions to allow for the most efficient use of resources, allow for additional public input and review, and to permit Staff to be responsive to the specific outcomes of the Package 1 amendments, e.g., ensure that the amendments are synchronized accordingly. Staff will process any revisions to the special exception and rezoning checklists as well as Article 6 provisions that are not directly dependent on, or affected by, revisions made to the Package 1 zoning districts.

Package 1 has proceeded past the Stakeholder/Public information meeting portion of the work schedule. The package has now proceeded to the Planning Commission for a briefing and work session on October 17th and then public hearing on the 24th. The Planning Commission forwarded the amendments to a worksession scheduled for November 14, 2012. They requested a matrix of all of the issues and will continue their analysis and deliberations. The amendments are anticipated to go to the Board’s December public hearing and could potentially be available for action during for the second Business meeting of January or first business meeting in February. Package 2 and 3 will follow after the adoption of Package 1.

Article 6 of the Zoning Ordinance governs the County’s legislative development application process and this section has not been reviewed substantially since 2000. The Board indicated a desire to review Article 6 and consider amendments as necessary. Currently, staff is anticipating being able to advertise for the January 2013 Planning Commission and March 2013 Board Hearings. As part of this process staff will be bringing forward revised checklists and possibly a

revised fee schedule depending on whether or not changes to application types are necessary. Planning staff is taking the lead in managing these amendments due to the nature of the process revisions on legislative applications.

The stakeholders involved in the early stages of this process have expressed concern about the timeframe in which Article 6 is to be completed and would like to see these amendments adopted and available for use as soon as possible. Given the level of effort, staff anticipates that the above timeframe (Board public hearing in March 2013), is a reasonable estimate for completion.

PACKAGE # 2

SPEX to Permitted Uses: For zoning districts not already addressed, reclassify certain special exception uses to permitted uses and establish performance standards as appropriate.

Data Center Requirements: Establish data centers as a new use; add this use to the appropriate zoning districts and establish a new definition and performance standards.

Zoning Ordinance Action Group (ZOAG) Amendments: The ZOAG was created for the purpose of supporting the Board of Supervisors, the Planning Commission, and County Staff in identifying, reviewing, recommending, and preparing amendments to the *Revised 1993 Loudoun County Zoning Ordinance* ("Zoning Ordinance"), first to complete the issues coming forward in the Commercial and Industrial ZOAM packages 2 and 3 and subsequently to review other amendments on an ongoing basis.

It is anticipated that the Package # 2 amendments will be included in the work program for the newly formed ZOAG, and zoning staff will be providing support to that group. The first meeting of this group is currently scheduled for November 15, 2012. Staff assigned to Package # 1 will transition to Package # 2 upon completion of Package # 1.

PACKAGE #3

Bed and Breakfast Requirements: Revise Bed and Breakfast standards to have different classifications with less restrictive standards for less intensive Bed and Breakfast establishments and allow more special events. At the strategic retreat Board members expressed some desire to accelerate these amendments. One approach would be for the ZOAG to weigh in on the implications of including these in their initial workplan and provide the Board with a recommendation on how to proceed. If the Board finds that acceptable, staff will notify the ZOAG accordingly.

CLI District Changes: Any additional changes to CLI as may be desired or necessary, beyond the limited changes included thus far in Package 1 or Package 2.

FOD & Steep Slopes: Exempt certain zoning districts from the steep slope standards and expand the exemption for man-made slopes; allow density credit for major FOD and permit additional uses in the FOD.

Facilities Standards Manual Amendments – Major

The Board of Supervisors approved the Phase 1 amendments at their October 3, 2012 business meeting. The Facilities Standards Manual Public Review Committee (PRC) is currently meeting twice a month to complete Phase 2 – a comprehensive, chapter-by-chapter review of the FSM – as directed by the Board on February 1, 2012. A Bond Subcommittee has been meeting to prepare amendments to the bond requirements in Chapter 8. A Chapter 8/Process Subcommittee is scheduled to convene on November 15th. In addition, the Tree Subcommittee, established during Phase 1, will also be reconvening to explore additional amendments to Chapter 7. Staff is planning to provide a quarterly report on the status of the Phase 2 amendments at the December 5, 2012 Business Meeting.

Home-Based Child Care ZOAM- Major

Comprehensively review and draft amendments to Section 5-609 Child Care Facilities, Article 8 Definitions, and other sections of the Zoning Ordinance, as necessary, to accomplish the following:

- When calculating the total number of children cared for, change the age of the children that are included in the count from age 14 to age 13 and under; and
- Allow a maximum of 12 children with additional performance standards that are developed by staff to address any negative impacts.

Staff estimates that amendments will be delivered to the Planning Commission in June or July of 2013, prior to that the Board of Supervisors will endorse the work plan and adopt a resolution of intent to amend.

Unmet Housing Needs Implementation- Major

The Board expressed an interest in focusing on policy issues for addressing affordable/workforce housing. In particular, how does the County best create programs and leverage its resources to preserve and create affordable and workforce housing. Additional clarification from the Board regarding the intent and goal of this initiative is recommended prior to beginning this work effort.

Route 28 Zoning Implementation - Major

The consultant and staff have completed the research and zoning discovery stage of the process. The consultant is scheduled to begin drafting ordinance language and the project is anticipated to proceed through the public review process and conclude in the 3rd quarter of 2013.

Silver Line District Development Patterns – Major

The Board has expressed an interest in staff proposing potential amendments or policies that may potentially promote the highest and best use of properties within the Metro rail service districts. Staff will prepare a draft scoping document for review by the Board of Supervisors to clarify the intended focus and confirm that increasing commercial densities and development potential is the desired outcome.

Medium Initiatives**By-Right Designation for Schools Only – Medium**

Per the direction of the Board, and from the recommendation of the Joint Board/School Board Committee, staff is preparing a work plan for amendments to the Zoning Ordinance that will make school facilities by-right with performance standards. These amendments are anticipated to proceed to the Planning Commission in the 3rd quarter of 2013.

North Lower Sycolin CPAM – Medium

With the approval of the Stonewall Secure Business Park rezoning application, the Board of Supervisors also made a motion to initiate a Comprehensive Plan Amendment (CPAM) for the Northern Lower Sycolin subarea of the Transition Policy Area to appropriately address the planned land use for that distinct region.

Dulles Community Outreach – Medium

Similar to the ongoing Ashburn Community Outreach, the Revised General Plan calls for outreach in the Dulles Community as well. The Board chose to move forward with the Ashburn Community at this time, with the idea of conducting a similar community outreach effort at the appropriate time for the Dulles Community.

Leesburg Annexation Policies – Medium

Town of Leesburg is actively reviewing its Town Plan. This may result in a review/update of an annexation agreement.

Minor Initiatives**Intent to Amend–Reduce Appeal Period for Certain Zoning Violations from 30 to 10 Days–Minor**

Under existing regulations, effective July 1, 2010, upon issuance of a Notice of Violation (NOV), staff must wait until the end of the thirty-day appeal period prior to issuing civil penalty tickets for offenses against the Revised 1993 Zoning Ordinance as required by the *Code of Virginia 15.2-2311*. Standard operating procedure in effect prior to July 1, 2010 allowed staff to issue an NOV for those same offenses and commence the issuance of civil penalty tickets ten (10) days after the issuance of the NOV if corrective measures or a request for time to correct the

violation has not been made by the property owner. While civil penalty tickets are not depended upon as a source of revenue, they are an important tool for staff to use to gain compliance. Amending the Zoning Ordinance to allow a 10-day appeal period for short term recurring offenses would afford staff the opportunity to deliver a perception to the community that every effort is being made to discourage blighted communities.

Due to the minor nature of this amendment staff will be bringing forward an item to begin the amendment process at future Board business meeting. A draft of the proposed language is currently under review by the County Attorney's office.

Miller Drive Countywide Transportation Plan Amendment – Minor

On July 6, 2011 the Board voted to initiate a CPAM to remove a segment of Miller Drive from the 2010 Revised Countywide Transportation Plan (CTP). Miller Drive currently extends from the Dulles Greenway (Route 267) eastward, across Battlefield Parkway, and to Tolbert Lane, where the road terminates. After a gap of approximately 900 feet, at Blue Seal Drive, it continues through the Leesburg Airpark Business Center and terminates at Sycolin Road. The CTP depicts an extension of Miller Drive from Sycolin Road, eastward, to a future extension of Kincaid Boulevard. This segment is planned as an urban, four-lane, median-divided road and is what is proposed for removal.

The proposed Miller Drive alignment contains moderately steep slopes, steep slopes, preservation easements, floodplain, a stream corridor and wetland resources. Road construction in this area would be very expensive, detrimental to environmental resources and necessitate coordination with the State regarding established conservation easements and wetland mitigation credits. Further, it is anticipated to be of marginal utility to the larger road network, of no use to the Government Support Center and would diminish the ability to buffer the Tavistock Farms subdivision from the Government Support Center.

Purcellville Urban Growth Area Management Plan - Minor

The Town of Purcellville affirmed the desire to terminate the annexation agreement (AA) and PUGAMP growth area policies for the JLMA on Aug. 14. The County has initiated a Comprehensive Plan Amendment (CPAM) to revise and supersede the PUGAMP policies in the Revised General Plan which is scheduled for Planning Commission public hearing in November 2012 and likely will proceed to Board public hearing and action in January. The County is also working with the Town to terminate the annexation agreement.

ISSUES:

The major issue with workplan items is that the same staff groups in Building and Development, Planning, the Office of the County Attorney, and the Office of Transportation Services, are impacted in varying degrees by the various initiatives. It must be taken into consideration that

these same staff members are also responsible for responding to existing land development cases that require referrals. Another unknown impact in which staff will have to account for is the dynamics of the caseload for rezoning applications and the need to pull staff off some of these items to address increases in caseloads.

DRAFT MOTIONS:

1. I move that the Board of Supervisors approve the Minutes from the September 24 Retreat, continue discussion on the proposed Vision and Strategic Goals Statements at a future meeting, and affirm the Work Program as discussed at the Strategic Planning Retreat and provided within the November 7, 2012 staff report. I further move that staff be directed to prepare scoping/workplan documents for the initiatives in queue and bring those forward to the Board of Supervisors on an individual basis as active projects are completed.

OR

2. I move an alternate motion.

ATTACHMENTS:

1. DRAFT Minutes – September 24, 2012 Strategic Planning Retreat
2. DRAFT Transportation and Land Use Work Program Timeline

ATTACHMENT 1

M I N U T E S

LOUDOUN COUNTY BOARD OF SUPERVISORS

September 24, 2012

At a Strategic Planning Worksession of the Board of Supervisors of Loudoun County, Virginia, held at the National Recreation and Park Association, 42180 Ryan Road, Ashburn, Virginia, 20148 on Monday, September 24, 2012 at 9:00 a.m.

PRESENT: Scott K. York, Chairman
Janet Clarke, Vice Chairman
Ralph Buona
Eugene Delgaudio
Geary Higgins
Matthew Letourneau
Ken Reid
Suzanne Volpe
Shawn Williams

IN RE: CALL TO ORDER

Chairman York called the worksession to order.

IN RE: STRATEGIC PLANNING WORKSESSION

Carole Napolitano, Principal of Synergies, facilitated the worksession.

The Board of Supervisors began by discussing the need to update its vision statement, which was last updated in 2000. Discussion centered on developing a vision statement that would focus on maintaining the County's quality of life. Further, the Board suggested separating out individual "missions" that would serve to implement the Board's vision.

Transportation

The Board then began to discuss issues in the top four areas of emphasis, starting with Transportation. The Board discussed current projects and their status with County and Virginia Department of Transportation staff. The Board then established its priorities for future transportation improvements. These are:

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Top 3 priorities:

- Route 606 widening
- Waxpool Improvements
- (tie) Route 659 (Belmont Ridge Road) widening
- (tie) Route 606/50 interchange

Other Priorities:

- Loudoun County Parkway
- Braddock Road
- 690 Interchange
- Riverside Parkway Connection

Economic Development

Economic Development was listed as the next area of focus, with the Board discussing the need to tie together the Economic Development Commission's work plan and the Board's strategic plan. The Board also discussed the merits of an Economic Development Authority versus a Department and what the role of the Board has to play in regards to Economic Development.

Land Use and Zoning

Next, the Board discussed Land Use and Zoning as another key area of focus. The Board identified its priorities in terms of Zoning and Planning Initiatives.

Zoning:

Active:

- Commercial/Industrial Districts
- Article 6 Review (Joint w/ Planning)
- Route 28 Implementation

In Queue:

- By-Right Designation for Schools Only
- Home-based Child Care
- Reduce Appeal Period for Certain Violations
- Support to ZOAG
- Clarification of Kennel Requirements
- Ballfields in Floodplain (Joint w/ Planning)

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Planning:

Active:

- PUGAMP
- Leesburg Annexation Policies
- Article 6 Review (Joint w/ Zoning)
- Route 28 Implementation

In Queue:

- By-Right Designation for Schools (Joint w/ Zoning)
- North Lower Sycolin CPAM
- Unmet Housing Needs Implementation
- Miller Drive CTP Amendment
- Silver Line District Development Patterns
- Dulles Community Outreach

The Board moved certain items to a "No Action" list that will not be worked on at this time.

No Action:

- ADU/Housing Regulatory Amendments (Article 7)
- Definition of Multifamily Uses
- Electronic Signage Requirements
- Telecommunications Facilities Policies

Finally, the Board discussed other items not directly related to Land Use or Zoning that they may be interested in pursuing.

Other Items:

- Development Fees for Rural Economy Uses
- Park/Fields Development
- Land Use Category for Ballfields
- Superfund Site - Cleanup and other issues

Government Operations and Reform

Lastly, the Board discussed and agreed to continue the work of the Government Operations and Reform Commission

Next Steps:

Chairman York indicated that staff would return to the Board with the priorities as discussed in order to establish expected

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timelines and to further talk about the vision and mission statement of the Board.

IN RE: ADJOURN

Chairman York adjourned the worksession.

CHAIRMAN

DATE

COUNTY ADMINISTRATOR

DATE



LEGEND	
Staff Development	
PC Review	
BOS Review	
Continuous Ongoing Process	

Ongoing Initiatives		2013				2014				2015			
	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
ZONING (Active)													
Commercial/Industrial Districts- Package 1 Article 6 Review	PC	BOS											
Commercial/Industrial Districts- Package 2 SPEX to Permitted Uses		PC	BOS										
Data Center Requirements					PC	BOS							
ZOAG Amendments					PC	BOS							
Commercial/Industrial Districts- Package 3													
B & B requirements									PC	BOS			
CLI District Changes									PC	BOS			
FOD/Steep Slopes									PC	BOS			
Route 28 Implementation			PC	BOS									
ZONING (In Queue)													
By-Right Designation for Schools Only				PC	BOS								
Home-Based Child Care				PC	BOS								
Reduce Appeal Period for Certain Violations		PC											
PLANNING (Active)													
PUGAMP	BOS												
Route 28 Implementation			PC	BOS									
PLANNING (In Queue)													
By-Right Designation for Schools Only (Assist Zoning)				PC	BOS								
North Lower Sycolin CPAM					PC	BOS							
Miller Drive CTP Amendment					PC								
Silver Line District Development Patterns (TBD)													
Dulles Outreach												PC	BOS
Other Items													
FSM (Quarterly report to be provided to BOS on 12/5/12)													

Transportation Project Update

Route 606 Expansion – Please see Page 10-41 of the FY 2014 Proposed CIP. The Route 606 Widening Project is part of a three-party partnership between Loudoun County, VDOT and MWAA to provide improved access to the Dulles Airport and the future Route 606 Metro Station. The project widens Route 606 to four lanes from Evergreen Mills Road north to the Dulles Greenway. This is a key component in moving traffic from the Dulles South area north into the Sterling and Ashburn areas to access the Dulles Greenway, the Dulles Airport the Route 28 Corridor, and the future Route 606 Metro Station. The County's share of the project includes a prior year allocation of \$700,000 in cash proffers to conduct preliminary engineering for the road. The County's share of construction funding is allocated in FY 2014 of the CIP and totals \$40 million in General Obligation Bond funding. The GO Bonds will go on the November 2013 Referendum to obtain voter approval for this project.

Status: This is a VDOT sponsored project. Approximately 6 months ago, VDOT provided the county with 30% complete plans for review. VDOT is working with the environmental regulatory agencies to resolve impacts in the vicinity of the Horsepen Dam south of the Greenway.

VDOT has estimated Design approval in the fall of 2013.

Waxpool Improvements – There are two Waxpool Road projects. The first project designs and constructs a four-lane section of Waxpool Road between Faulkner Parkway and Unbridled Way in the Ashburn Planning Subarea of the County. The project also includes the installation of a traffic signal at the intersection of Waxpool Road and Ashburn Village Parkway. Staff has obtained design approval and prepared 100% design plans for the planned improvements. Construction is anticipated to commence in the summer of 2013.

Status: County staff has prepared the invitation to bid documentation and forwarded it to VDOT for approval. We expect to receive a favorable response from VDOT on April 16, 2013. If this were to occur, we anticipate the project being bid in May 2013, with construction anticipated to start in August/September 2013.

The second project is for intersection improvements at the intersections of Waxpool Road and Pacific Boulevard, and Waxpool Road and Broderick.

Status: The design contract is scheduled to be presented to the BOS on April 17, 2013. The recommended consultant is Dewberry. Assuming the award is approved, we will issue the notice to proceed shortly. The estimated design time for this project is 18 months, which relates to a November 2014 completion.

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Route 659 (Belmont Ridge Road) Expansion – This is a new project and does not have a project page in the Proposed FY 2014 CIP to reference. The Route 659 Expansion project proposes to widen Belmont Ridge Road to four lanes from Gloucester Parkway to Hay Road, and from Truro Parish Road to Croson Lane. With the Board of Supervisor's policy to set aside two cents of the tax rate annually for transportation projects, currently estimated to total \$12 million annually, the project is phased over a multi-year period to maximize the amount of local tax funding placed on the project in order to reduce the County's overall debt burden. The total project requires \$36 million in local tax funding and \$8,835,000 in General Obligation Bonds, which will be placed on the November 2013 referendum for voter approval. The project funding is phased in the following manner:

Design of Route 659 Expansion (all segments) - \$3.18 million in FY 2014 of the CIP using General Obligation Bonds.

The following summarizes the status for the Belmont Ridge Road segment projects:

Status: The road improvements for Belmont Ridge Road are separated into three segments. Segment One is from Gloucester Parkway south to Portsmouth Blvd. Segment Two is from Portsmouth Boulevard south to Hay Road. Segment three is from Turoparish Road to Croson Lane.

Segment One and Two: The VDOT had previously prepared 30% complete plans and estimates for these projects. VDOT estimates the Segment One project to be \$40 million and Segment Two to be \$20 Million. The Northern Virginia Transportation Authority (NVTa) had submitted a request to the County for projects that could be quickly moved to construction. This project was proposed in response to this request from the NVTa for funding under the Governor's HB 2313 package. Communications from Chairman York was sent to the NVTa requesting they include this project with their list of potential projects. No response has been received to date. The NVTa has set a meeting date for April 25th to review the final list of projects and make recommendations to the Governor's Office and VDOT. Following that date, the County should be in a better position to know if the project is included in the list to be funded under the Governor's projects. The Board of Supervisors during the capital budget work session added the design and construction of these road segments to the capital budget. The design is proposed for FY 2014 in the amount of \$3.2 million funded by general obligation bonds. Construction funding for Segment One is included in FY 2016 at \$12.7 million. Segment Two construction funding is included in FY 2017 in the amount of \$13.2 million. The reason there is a difference between the VDOT estimates and those contained in the CIP document is that County staff did not have the information contained in the 30% complete plans at the time an estimate was requested.

Segment Three: The Board of Supervisors during the capital budget work session added the design and construction of this road segment to the capital budget. The design is proposed for FY 2014 combined with Segments One and Two above, in the amount of \$3.2 million in general

ATTACHMENT 2

obligation bonds. Construction funding for Segment Three is included in FY 2018 at \$15.7 million.

Route 606/50 Interchange – This project is not in the CIP. In FY 2006, the County appropriated \$500,000 for preliminary design of the Route 50/606 Interchange.

Status: This is a VDOT sponsored project. The plans for this project are only at approximately 10% completion. Driveway access issues have evolved since this project was first envisioned and are becoming a cause for delay as VDOT works through the design.

Loudoun County Parkway – (from Evergreen Ridge to Route 606) - No funding for Loudoun County Parkway is allocated in the CIP. Staff recently presented the Phase 2 – Missing Links Study to the BOS on April 3, 2013. Within the study this project is identified as Link #57 (Evergreen Drive to Creighton Road) and #58 (Creighton Road to Route 606). Under the Link #57 segment; Loudoun Valley Estates II (Toll Brothers) has proffered to dedicate the necessary on-site ROW. Loudoun Valley Estates II also proffered the construction to be done in phases tied to the development of the property. The project has been bonded, but no construction has commenced. Under the Link #58 segment; Creighton Road LLC has proffered and dedicated the ROW; it is tied to Brambleton Active Adult portion of the project. The proffered road improvements have been bonded and the construction plans and profiles have been approved. No residential zoning permits have been issued for the active adult project, so the trigger has not been met. The DTCL sees this project as being critical to enhance transportation connectivity service to the Metro 606 station scheduled for opening in January 2019.

Braddock Road - The only funds allocated in the CIP for Braddock Road Improvements are for intersection improvements at the intersection of Braddock Road and Pleasant Valley Road in Fairfax County. Please reference Page 10-42 of the FY 2014 Proposed CIP. In addition to the \$2 million appropriated for this project in FY 2013, the BOS appropriated an additional \$400,000 in FY 2014 of the CIP for this project. \$200,000 comes from State Capital Assistance, and the \$200,000 local match is from Gas Tax Funds. The total project funding is \$2.4 million as of July 1, 2013 - \$1.2 million in State Capital Assistance and \$1.2 million in Gas Tax Funding.

Status: On June 12, 2012 the BOS authorized Loudoun County to contribute \$1.0M toward this project. VDOT subsequently approved \$600,000 in state funds and they are using those funds to administer the project design. In October 2012, the BOS authorized staff to use the \$1.0M in local funds (gas tax funds) as a match to apply for FY 2014 State Revenue Sharing funds. In mid-February 2013, VDOT notified the County that in order for the project to be successfully considered for FY 2014 SRS funds, we needed to identify an additional \$200,000 in local match funds. The County submitted a revised application showing the extra funding and has received communication from VDOT indicating the probable award includes the Braddock Road project.

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690 Interchange – This project provides preliminary design (30%), surveys, environmental and geotechnical due diligence, and an interchange justification report for an interchange at Route 7 and Route 690 at the Town of Purcellville. The reports and design will be coordinated with VDOT, the Federal Highway Administration (FHWA), the Town of Purcellville, and local residents. FHWA involvement is required since Route 7 in this vicinity is part of the National Highway System (NHS) and is a limited access road. This project will also take into consideration any recommendations and outcomes from the Route 287 Corridor Study currently underway with VDOT.

The BOS appropriated \$1.5 million in Fund Balance in FY 2013 to provide funding for preliminary design for this interchange.

Status: The consultant (Dewberry) started survey work in January 2013. Currently they are reviewing and preparing the environmental analysis. The estimated time frame to complete the design is December 2014. The consultant is proceeding with all applicable requirements for this project as if it will receive federal funds (i.e. NEPA, interchange justification report, etc.).

Riverside Parkway Connection – This project designs and constructs two eastbound lanes of Riverside Parkway between River Creek Parkway and Kingsport Drive, in the Leesburg Planning Subarea, which will complete the full four lane section of the road. Staff has prepared 100% design plans for the planned improvements to Riverside Parkway with construction anticipated to begin in FY 2013. This project is funded using \$2.8 million in State Capital Assistance, \$757,000 in cash proffers, and \$2.8 million in local gasoline tax funds, for a total financing of \$6,357,000. No debt service expense will be incurred.

Status: County staff has prepared the invitation to bid documentation and forwarded it to VDOT for approval. We expect to receive a favorable response from VDOT on April 16, 2013. If this were to occur, we anticipate the project being bid in May 2013, with construction anticipated to start in August/September 2103.

Land Use Initiatives Update

Article 6 Review

ZOAM-2013-0002: Amendments to Article 6

Project Manager: John Merrithew (Planning)

Article 6 of the Zoning Ordinance governs the County's legislative development application process and this section has not been reviewed substantially since 2000. The Board indicated a desire to review Article 6 and consider amendments as necessary to improve the efficiency and timeliness of the legislative processes. As part of this process staff will be bringing forward revised checklists and possibly recommendations for new processes incorporated into the amendment. Planning staff is taking the lead in managing these amendments due to the nature of the process revisions on legislative applications.

Article 6 is currently before the Planning Commission, which completed its first review on March 26 and expects to complete its review on April 16. Staff has prepared a draft ad for the May Board Public Hearing and we anticipate the item going to TLUC in May.

The Ordinance changes and the checklist requirements are the two big items that the Zoning Ordinance Action Group is looking at. Below is a summary of the "larger" changes:

The proposed amendments reduce the staff review time. The checklist review, which today by Ordinance can take up to 30 days and like all things may take longer; has been reduced by 50% to 15 days. Staff is also revising the checklist information requirements to simplify what has to be submitted and to limit when certain components have to be submitted.

Once accepted, the staff referral process has been reduced. For rezoning's, the staff-review timetable is reduced by 41%, from 235 days to 140 days. This reduces both staff referral time and applicant response time. For special exceptions, the reduction is 22%, dropping from 135 days to 105 days. The amendment does not provide exact timeframes for the Commission and Board review and that's important because staff is concerned that with a shorter staff review and less negotiation of issues, the Commission and Board will see applications with more outstanding issues.

The amendment approaches applicant cost in several directions. A shorter referral process will be supplemented by new processes that allow the Director of Planning to shorten the referral process more for inconsequential applications expands the changes to approved special exceptions and rezoning's that can be approved by the Zoning Administrator; and allow the Board of Supervisors to waive a public hearing for a range of proffer amendments that do not involve uses or density. This waiver can eliminate public notice expenses and shorten the overall review schedule.

The ZOAG is currently reviewing the checklist requirements for each type of legislative application. Staff is proposing changes that will reduce the need for building footprints and rely

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more on building envelopes so that buildings can be adjusted administratively in the future. Changes will also remove the requirement for archaeological studies and environmental surveys for projects with less ground disturbance. Finally the changes will remove the need to provide information such as tax information, vicinity maps, adjacent property data that can be gathered more easily by staff thanks to technology.

SPEX to Permitted ZOAM

Project Manager: Rory Toth (Zoning)

This Zoning Ordinance Amendments purpose is to reclassify certain commercial and industrial uses from a special exception use to a permitted use, and to add use regulations/performance standards and/or new definitions when needed to mitigate potential impacts of such uses.

Commercial and industrial uses that are listed as being “permitted” in a particular zoning district require only County Staff review of site plan applications and building/zoning permit applications to assure conformance with County regulations. If a permitted use conforms to all applicable County regulations, then County Staff must approve the site plan and building/zoning permit. There are no public hearings or opportunities for public comment with permitted uses, nor is there an opportunity to impose specific conditions.

The ZOAM to move certain SPEX Uses to Permitted Uses, including a few items/uses in the matrix that were moved from Package 1 to Package 2, is currently underway. This ZOAM is in the beginning stage and Staff is researching special exceptions and will then start drafting text.

An example of the uses in the PD-GI and MR-HI zoning districts that we are considering moving from a SPEX use to a Permitted use are provided below, however this list can change based on staff research and input from various stakeholders:

PD-GI

Firearm Range, Indoor

Uses auxiliary to permitted uses (not to exceed 20% of total floor area)

Veterinary Service

Animal Hospital

Kennel

MR-HI

Telecommunications Towers

Monopoles

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The timeline for SPEX to permitted ZOAM package 2 is as follows:

Timeline for SPEX to Permitted ZOAM Package 2	
DATE	ACTIVITY
Jan 1 to Feb 28	Research and Data Compilation
Mar 1 to Mar 30	Draft Zoning Ordinance Language
Apr 1 to Apr 30	Send draft text out on referral Include ZOAG referral
April 10	Meet with ZOAG
May 1	Referrals due
May 1 to Jun 30	Discuss/Implement any ZOAG or Staff Recommended Changes
July	Text refinement/ 15 day Second referral
July 17	BOS Business Meeting – Resolution of Intent to Amend
Aug to Sept	Prepare and Finalize text and staff reports
Oct 1	PC Briefing
Oct 15	PC Public Hearing
Oct 15	Post to websites and LOLA

Data Center ZOAM

Project Manager: Amy Kresge (Zoning)

ZOAM 2013-0003 represents a portion of the Package 2 amendments and proposes to define, list and establish performance standards for data centers in certain districts. In addition, this ZOAM proposes to revise floor area ratio (FAR) in two districts—PD-IP and PD-GI. In the PD-IP district, the current FAR is .40 and may be increased to .60 with special exception approval. The FAR being proposed is .60, with an increase up to 1.0 with special exception approval. PD-IP FAR is being revised not only to address typical density for data centers, but also to better align the base FAR in PD-IP with Revised General Plan policies, as the majority of land zoned PD-IP is within a land use category that is planned for FARs above .40. In the PD-GI district, an increase in FAR up to .60 is proposed with special exception approval to reflect typical density for data centers. Finally, this ZOAM includes evaluation of three issues from Package 1 that were forwarded to Package 2—averaging of floor area ratio (FAR) in the PD-OP and PD-IP districts and building height in the PD-IP district. The anticipated timeline for this effort is shown on the schedule below:

Timeline for Data Centers/PD-OP/PD-IP Amendments ZOAM (Portion of Package 2)

DATE	ACTIVITY
Jan 28 to March 19	Staff research and text development
March 20 to April 2	Co. Attorney review Period
April 3 to May 3	30 day Referral period

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May 10	ZOAG Meeting
May 4 to May 29	Text refinement and BOS prep
June 5	Resolution of Intent to Amend to BOS
July 2	PC Briefing
July 16	PC Public Hearing
September 9 or October 9	BOS Public Hearing

Bed and Breakfast (B&B) ZOAM

Project Manager: Michelle Lohr (Zoning)

The purpose of the Zoning Ordinance Amendment is to review the additional regulations for Bed and Breakfasts and to consider adjusting the level of County review based on the intensity of the use (i.e. number of rooms, size of parcel, etc.) In addition, private parties held at Bed and Breakfasts are popular and the industry is interested in reviewing the number and frequency of such events permitted. This ZOAM is currently underway and is targeted for Planning Commission Public Hearing in the 4th Quarter of 2013. The anticipated timeline for this effort is shown on the schedule below:

Revised Timeline for Bed and Breakfast ZOAM (Package 2)

DATE (November PC PH)	ACTIVITY
February 20 to May 8	ZOAG development of elements for draft language recommendations
May 9 to July 3	Staff research and text development
July 8 to July 19	Co. Attorney review period
July 22 to August 12	30-day referral period
August 14	ZOAG Meeting
August 15 to September 25	Text refinement and BOS prep
October 2	Resolution of Intent to Amend to BOS
November 5	PC Briefing
November 19	PC Public Hearing
January 8 or February 5	BOS Public Hearing

Breweries

Project Manager: Michelle Lohr (Zoning)

At the January 2, 2013 Board meeting the Board directed staff to add a new amendment to package #2 for Breweries as proposed by the TLUC and prepare future Resolutions of Intent to Amend as work proceeds. This new amendment will be addressed following the completion of

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the work for Bed and Breakfast and efforts will be undertaken to accelerate the timelines where possible.

Breweries are currently permitted as a manufacturing use in the industrial zoning districts of the County (and where permitted by Town zoning). There is increasing interest to establish breweries with tasting rooms in the western part of the County within agricultural zoning districts, where they are not permitted. The purpose of this ZOAM is to identify zoning districts within the County that are suitable to allow breweries and to establish corresponding regulations. Although this item is scheduled to follow the Bed and Breakfast ZOAM, work will commence as soon as possible in order to achieve an earlier completion, such that the Planning Commission Public Hearing for the Brewery ZOAM will be held shortly after the Planning Commission Public Hearing for the Bed and Breakfast ZOAM. Upon commencement of the Brewery ZOAM, staff will develop a project timeline.

On a related matter the Board had a discussion at the February 6, 2013 Board meeting regarding adding a definition of Value-Added Agricultural Processing to Zoning districts. The Board elected to forward the issue of creating an updated definition for Agricultural Processing and adding Agricultural Processing as a permitted use in all AR, TR, and JLMA zoning districts to the TLUC for further discussion and consideration as part of the Board's Strategic Work Program.

CLI District Changes

Project Manager: Theresa Stein (Zoning)

At the January 2, 2013 Board meeting the Board directed staff to add a Holistic review of the Commercial Light Industry (CLI) district to package #2 as proposed by the TLUC and prepare future Resolutions of Intent to Amend as work proceeds.

On January 16, 2013, the Board of Supervisors approved an amendment to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance"), which included a variety of amendments to the Commercial Light Industry (CLI) Zoning District regulations, such as increasing accessibility to Route 50. The following is the list of the approved amendments:

1. Added new use: "facility for lessons in dance, gymnastics, judo and sports training".
2. Deleted restriction on accessory administrative office space.
3. Increased maximum percentage of accessory retail sales and personal service uses permitted from 10% to 25%.
4. Changed calculation of permitted accessory outdoor storage to be based on the percentage of lot area rather than the percentage of building square footage.
5. Changed Route 50 access requirement, permitting right-out access to Route 50 for those uses that were previously restricted to right-in access only, provided owner records an instrument relinquishing access when alternative access becomes available.

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Additional changes to the CLI Zoning District are now being considered as part of a new Zoning Ordinance Amendment (ZOAM), which include adding reclassifying special exception uses to permitted uses and increasing the maximum building height, among other things. As part of the current Zoning Ordinance amendment process, Zoning Administration staff is holding an outreach meeting for all owners of CLI zoned property to seek input on suggested changes. The meeting will be held on April 24, 2013. The suggested changes in CLI being considered as part of a new ZOAM are as follows:

1. Add new permitted uses (3-903):
 - a. Single Family Attached and Multi-Family Dwellings
 - b. Fast food restaurant
2. Reclassify uses from special exception to permitted (3-903):
 - a. Kennel, indoor
 - b. Motor vehicle service and repair, light
 - c. Museum
 - d. Restaurant
 - e. Retail sales establishment
3. Reduce minimum lot size from 2 acres to 1 acre (3-905(A))
4. Increase maximum lot coverage from 45% to 60% (3-906(A))
5. Increase maximum building height from 45' to 55' and permit an increase in building height to 100 feet (from 55 feet) when providing additional one foot setback for every foot of height above 55 feet (3-906(B))
6. Allow increase in base Floor Area Ratio (FAR) when property owners file a unified plan for development involving a combined 20 acres or more (3-906(D)(1)(b))

The anticipated timeline for this effort is shown on the schedule below:

Timeline for Package 2 CLI Amendments

DATE	ACTIVITY
April 24	Open House for CLI property owners
June 5	BOS Information Item
May & June	Staff research and text development
July 1	30-day referral goes out
July 31	Referral due
Aug 14	ZOAG Meeting
Aug 15 – Sept	Text refinement/Second referral

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Sept 9	Second referral goes out (2 weeks)
Sept 23	Second referral due
Oct 16	Resolution of Intent to Amend to BOS Business Meeting
November 5 & December 3	PC Briefing
December 17	PC Public Hearing

FSM Phase 2 Amendments

DOAM- 2012-0002

Project Manager: Terry Wharton & Laura Edmonds (Zoning)

Phase 1 Amendments were adopted by the Board of Supervisors on October 3, 2012.

The purpose of DOAM-2012-0002 (Phase 2) is to amend portions of Chapters 2, 3, 4, 5, 6, and 8 of the Loudoun County Facilities Standards Manual, as directed in a Resolution of Intent to Amend adopted by the Board of Supervisors on February 1, 2012, and as further directed by the Board of Supervisors on December 5, 2012.

The PRC met 16 times between June 6, 2012, and February 20, 2013, to review and finalize the Phase 2 amendments. During the course of the review of the Phase 2 amendments, the Public Review Committee (PRC) addressed issues initially identified by the PRC members and the public following the approval of the Resolution of Intent to Amend, issues and recommendations provided by Staff, and issues subsequently identified by the PRC. The PRC also provided an opportunity for public comment at the beginning of each meeting. In addition, a Bond Subcommittee composed of County staff and industry representatives met regularly during this time to draft amendments to the bonding requirements of Chapter 8 for review and approval by the PRC. A summary of the changes is provided below:

General Amendments

All sections of the FSM included within the Phase 2 amendments have been amended to revise references to the Loudoun County Sanitation Authority to Loudoun Water and the Comprehensive Plan for consistency, and to update and correct references to other Federal, State, and local regulations, reference materials, Departments, and Agencies.

Chapter 2

Staff from Fire, Rescue, and Emergency Management provided suggested amendments to the fire protection requirements in Chapter 2 for the PRC's consideration. The proposed amendments to Chapter 2, Section 2.300 et seq., Water Supply Where Water Systems Are Not Available for Fire Protection, are as follows:

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- Amend Section 2.310, General; to clarify that minimum water supply requirements for fire protection purposes shall also apply to certain communal systems.
- Amend Section 2.320, Definitions, to: 1) revise existing definitions for “Natural Water Source” and “Man Made Water Source”; 2) delete existing definitions for “Structure” and “Volume”; and 3) establish a new definition for “Water Supply Facility”.
- Amend Section 2.330, Water Supply For Fire Protection, to relocate the requirements of this section into other sections of Chapter 2.
- Amend Section 2.340, Design Requirements, to:
 - 1) clarify existing requirements for providing design information on land development applications;
 - 2) clarify existing requirements for water supply facilities for hamlet subdivisions in the A-10 and A-3 zoning districts, cluster subdivisions in the AR-1 and AR-2 zoning districts, or where otherwise required pursuant to proffers or conditions of approval of special exceptions, and establish new requirements for water supply facilities for certain principal/subordinate subdivisions in the AR-1 and AR-2 zoning districts to be consistent with the Zoning Ordinance;
 - 3) revise existing storage tank requirements to increase minimum required storage capacity from 15,000 to 30,000 cubic feet, and establish new minimum required storage capacity of 15,000 cubic feet for voluntarily-provided storage tanks;
 - 4) clarify minimum existing spacing requirement of 2,600 feet between required water supply facilities;
 - 5) clarify and revise existing requirements for the easement to extend 10 feet beyond the a water supply facility;
 - 6) clarify and revise existing minimum flow rate and/or capacity requirements for natural water sources designated as a water supply facility;
 - 7) clarify and revise existing private maintenance requirements for private water supply facilities;
 - 8) clarify existing access, fire lane identification, and dry hydrant requirements, and increase minimum travelway width; and
 - 9) establish new figure to incorporate existing dry hydrant design requirements and installation specifications.

Chapter 3

The proposed amendments to Chapter 3 revise references to the Loudoun County Sanitation Authority and the Comprehensive Plan for consistency, as described above.

Chapter 4

Staff from the Department of Transportation and Capital Infrastructure collaborated with traffic consultants to develop suggested amendments to the traffic study requirements in Chapter 4 for the PRC's consideration. Staff from the Department of Building and Development also provided suggested transportation engineering amendments for the PRC's consideration. The proposed amendments to Chapter 4 are as follows:

- Amend Section 4.200, Transportation Planning to:

- 1) clarify general requirements in regard to roadway classifications;
- 2) clarify and revise existing, and incorporate current Virginia Department of Transportation (VDOT), requirements in regard to pre- and post- submission requirements, policies, and procedures for, and content of, traffic studies.

- Amend Section 4.310, General Design Requirements to:

- 1) incorporate current requirements in regard to secondary points of access for emergency vehicle use for certain cul-de-sacs or turn-arounds; and
- 2) incorporate current Institute of Transportation Engineers (ITE) Trip Manual requirements in the calculation of Vehicles Per Day.

- Amend Section 4.330, Private Roadway Standards to:

- 1) clarify existing parking and construction standards for certain types of private roadways.

- Amend Section 4.810, Fire Apparatus Access Road Requirements, to clarify the existing definition of "Fire Apparatus Access Road".
- Amend Section 4.900, Public Bus Shelter Standards to clarify that the design of public transit bus shelters is to be consistent with the Countywide Transportation Plan.
- Amend Figure 6, Standard Curb and Gutter Individual Driveway Entrance, to incorporate current VDOT requirements

Chapter 5

Staff from the Department of Building and Development provided suggested amendments to the rainfall/runoff data and floodplain alteration requirements in Chapter 5. The proposed amendments to Chapter 5 are as follows:

- Amend Section 5.210, Hydrologic Design to:

- 1) clarify what hydrologic parameters shall be based on; and
- 2) delete existing Table I, County of Loudoun Rainfall Intensity Values Time of Concentration, and Table II, Rainfall Depth (rainfall intensity and rainfall depth values will be provided on separate County webpage).

- Amend Section 5.220, Hydraulic Design to:

- 1) separate the requirements for grading plans provided within construction plans and profiles, individual lot grading plans, and location plats (previously, these were collectively referred to as “Overlot” grading plans), and relocate these requirements to separate Sections of Chapter 8; and
- 2) revise and clarify existing grading requirements and criteria for residential lots less than one acre in size.

- Amend Section 5.430, Detailed Floodplain Studies Conducted Within the Broad Run Watershed, to clarify that land use assumptions and hydrologic parameters shall be based on the most intense use permitted by the Comprehensive Plan and/or current Zoning designation.

- Amend Section 5.440, Floodplain Alteration Waivers, and Section 5.450, Floodplain Alterations to:

- 1) clarify the requirements for Declaration of No Impact to Floodplain, Floodplain Alteration Waivers, and Floodplain Alterations;
- 2) permit a Declaration of No Impact to Floodplain narrative to be submitted in lieu of a Floodplain Alteration or Floodplain Alteration waiver for certain construction activity in Major Floodplain; and
- 3) permit Type 1, Option 1 floodplain alterations for certain private access easements.

Chapter 6

Staff from the Department of Building and Development provided suggested amendments to the geotechnical and hydrogeological study requirements in Chapter 6. The proposed amendments to Chapter 6 are as follows:

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Amend all Sections of Chapter 6 to:

- 1) clarify and revise references to the soils, geotechnical, and geophysical studies for consistency purposes;
- 2) clarify who shall prepare soils, geotechnical, and geophysical studies; and
- 3) clarify references to the Limestone Overlay District (LOD).
 - Amend Section 6.100, Soils and Geotechnical Reviews (to be renamed as “Soils, Geotechnical, and Geophysical Studies”), to clarify the components of soils, geotechnical, and geophysical studies.
 - Amend Section 6.120, Soils Map Certification, to revise the existing requirement for the plat note in regard to the existence of Class III and/or Class IV soils.
 - Amend Section 6.130, Preliminary Soils Review Investigation and Report (to be renamed as “Preliminary Soils Study Investigation and Report”), to:
 - 1) clarify existing requirements for the Preliminary Soils Review Report;
 - 2) clarify and revise existing requirements for Report of Field Investigations; and
 - 3) replace a reference to “shrink swell materials” with a reference to “expansive soils”.
 - Amend Section 6.150, Geotechnical Studies, to:
 - 1) clarify the types of improvements currently requiring a geotechnical study; and
 - 2) clarify and revise existing requirements for the components of geotechnical studies; and
 - 3) establish new requirements for alternative methodologies for geotechnical studies under certain circumstances.
 - Amend Section 6.151, Geophysical Studies, to:
 - 1) clarify the types of improvements currently requiring a geophysical study;
 - 2) clarify and revise existing requirements for geophysical studies; and
 - 3) clarify existing requirements for geotechnical study and borings recommended by the geophysical study in the Limestone Overlay District (LOD).

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- Amend Section 6.152, Additional Reporting Requirements for Geotechnical and Geophysical Studies to clarify and revise existing requirements, and establish new guidelines, for geotechnical and geophysical reports and investigations.
- Amend Section 6.153, Boring Densities to:
 - 1) clarify existing boring location requirements;
 - 2) clarify and revise boring requirements for roadways and incorporate existing VDOT foundation data requirements for storm sewer pipes and culverts for public roadways;
 - 3) establish new foundation data requirements for impoundment dams and associated public improvements;
 - 4) incorporate existing boring requirements for structures in the LOD; and
 - 5) incorporate existing boring density modification processes for sites outside and within the LOD.
- Amend Section 6.154, Recommendations/Conclusions, to clarify existing requirements for recommendations/conclusions section and additional recommendations within the LOD.
- Amend Section 6.155, Soil Boring Logs, to clarify requirement to identify inspector that performed the field operation.
- Amend Section 6.156, Laboratory Data, to clarify requirements for laboratory data.
- Amend Section 6.157, Blasting in Limestone Overlay District, Section 6.158, Nutrient Management Plans in Limestone Overlay District, Section 6.159, Structure/Building Pad Construction Within the LOD, and Section 6.160, Implementation of Recommendations, to:
 - 1) clarify and revise existing requirements of these sections and consolidate all requirements into one section to be renamed as “Construction/Use Standards Based on Underlying Geology”; and
 - 2) incorporate existing and establish new, requirements for foundations located within expansive soils.
- Amend Section 6.210, Hydrogeologic Testing Requirements For Subdivisions Not Served By Central Water and Sewer, and Figure 6.210-1, Flowchart for Identifying Type of Water System and Well Drilling and Testing Requirements for Subdivision

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Developments in Loudoun County, to clarify and revise existing requirements for hydrogeologic testing for subdivision water supply approvals.

- Amend Section 6.212, Subdivisions With Individual Wells, to revise water supply testing requirements in regard to test wells.

Chapter 8

The PRC provided suggested amendments that relocate and clarify existing Individual Lot Grading Plan and Location Plat requirements from Chapter 5. Staff from the Department of Building and Development provided suggested amendments to incorporate existing requirements for Plot Plans for residential zoning permit applications into Chapter 8. The Bond Subcommittee provided suggested amendments to bonding requirements.

The proposed amendments to FSM Section 8.100 et seq., Details of Plat and Plan Requirements, are as follows:

- Amend Section 8.103, Plats for Subdivision and Other Miscellaneous Plats, to delete a reference to the “RR” Zoning District, which no longer exists.
- Amend Section 8.106, Construction Plans and Profiles, to:

1) clarify existing requirements in regard to the pavement striping plan; and

2) incorporate requirements for grading plans provided within construction plans and profiles (previously referred to as a type of “Overlot” grading plan) being relocated from Chapter 5, and further clarify and revise these requirements.

- Establish new Section 8.112, Individual Lot Grading Plan, and Section 8.113, Location Plat, to incorporate certain requirements for grading plans (previously referred to as types of “Overlot” grading plans) being relocated from Chapter 5, and further clarify and revise these requirements.
- Establish new Section 8.114, Plot Plans For Residential Zoning Permit Applications, to incorporate existing requirements in regard to Plot Plans required by the Zoning Ordinance.

The proposed amendments to FSM Section 8.300 et seq., Bonding Policy, are as follows:

- Amend all Subsections of 8.300 to clarify references to performance bonds, performance agreements, corporate surety bonds, security, and surety for consistency purposes.
- Amend Section 8.303, Acceptable Forms of Surety or Security (to be renamed as “Acceptable Forms of Performance Bonds”), to:

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- 1) establish new requirements for performance bond amounts and performance bond reduction requirements for Corporate Surety Bond, Cash Escrow, and Letter of Credit;
- 2) revise existing, and establish new, requirements for letters of credit;
- 3) incorporate and clarify existing requirements for multiple sureties;
- 4) clarify and revise existing requirements for previously bonded improvements; and
- 5) establish new requirements for performance bond preference.

- Amend Section 8.304, Bond Estimate (to be renamed as “Bond Estimate and Bond Amount”), to:

- 1) revise existing bond estimate calculation requirements to reduce the contingency factor and include the inflation factor; and
- 2) establish new requirements for performance bond amounts for Corporate Surety Bond, Cash Escrow, and Letter of Credit.

- Amend Section 8.305, Bond Procedures and Requirements, to:

- 1) establish requirements for Performance Agreement extensions;
- 2) clarify and revise existing, and establish new, requirements for performance bond reductions;
- 3) clarify and revise existing, and establish new, requirements for acceptance of public improvements and release of performance agreements and bonds;
- 4) clarify and revise existing requirements for private roadway Latent Defect Indemnification Agreement (LDIA) and bonds to reduce the period within which a developer shall perform repairs to an improvement subject to an LDIA; and
- 5) clarify and revise existing VDOT inspection requirements.

- Establish new Section 8.306, Debarment of Surety, to:

- 1) establish new Surety debarment procedure;
- 2) establish new procedure for appeal of Surety debarment to the Board of Supervisors; and
- 3) establish new procedure for appeal of Board of Supervisors decision to Circuit Court

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During the March 19, 2013 Public Hearing, the Planning Commission voted (8-0-1, Commissioner Ryan absent) to forward the Phase 2 FSM Amendments (DOAM-2012-0002) to the Board with a recommendation of approval. The amendments are scheduled for the May 8, 2013 Board Public Hearing.

Timeline for FSM Phase 2 Amendments DOAM- 2012-0002

DATE	ACTIVITY
March 19	Planning Commission Public Hearing
May 8	Board Public Hearing

ZOAM-2012-0004: Public Schools By Right Designation in all Zoning Districts

Project Manager: Larr Kelly

Per the direction of the Board, and from the recommendation of the Joint Board/School Board Committee, staff is preparing a work plan for amendments to the Zoning Ordinance that will make school facilities by-right with performance standards. These amendments are anticipated to proceed to the Planning Commission in the 3rd quarter of 2013. The research and draft phase of this ZOAM have been completed. Referrals have been completed and based on the response another draft will need to be sent out on second referral. The action plan has been adjusted to include a second referral prior to the public input meeting. The anticipated timeline for this effort is shown on the schedule below:

Timeline for By Right Public Schools Amendment ZOAM

DATE	ACTIVITY
January 28 to February 28	Staff research and text development
March 1 to March 30	30-day referral period
April 10	Public Meeting
April 1 to April 30	Text refinement and BOS prep
May 15 or June 5	Resolution of Intent to Amend to BOS
7/16	PC Public Hearing
10/9	BOS Public Hearing

ZOAM 2012-0005: Child Care Home*Project Manager: Val Thomas*

At its September 14, 2012 meeting, the Transportation and Land Use Committee (TLUC) was briefed on the County's Zoning Ordinance regulations as they pertain to Child Care Homes and the Virginia Department of Social Services (VDSS) regulations as they pertain to Family Day Homes, which are the functional equivalent of the County's defined "Child Care Home." Due to a change in the VDSS licensing procedures, effective July 1, 2012, Child Care Home/Family Day Home providers are required to notify the local Zoning Administrator of their license application to VDSS, including the maximum number of children requested in the application. This change in procedure uncovered certain inconsistencies between the State and County regulations regarding Child Care Homes, most notably the maximum number of children permitted and the age of the children included in the calculation. The VDSS permits Family Day Homes to provide for up to twelve (12) children under the age of 13, exclusive of the provider's own children and other children residing in the home, while the County's Zoning Ordinance permits Child Care Homes to provide for up to nine (9) children under the age of 14, including the provider's own children and children residing in the home.

Since July 1, 2012, the State no longer issues new licenses or renews existing licenses for Child Care Homes/Family Day Homes unless the facility conforms to local regulations. This change in procedures is an issue for the existing, licensed providers when attempting to renew their State license for more than the maximum nine (9) children that the County currently permits. In order to address this issue, and others, the TLUC recommended that the Board direct Staff to initiate amendments to the Zoning Ordinance to: 1) change the age of the children used in calculating the total number of children cared for from under the age of 14 to under the age of 13; and 2) allow a maximum of 12 children with additional performance standard to address any negative impacts. In addition, the TLUC recommended that the Board direct Staff to: 3) enter into an agreement with the State that would allow existing, licensed providers to continue with their currently approved number of children until otherwise notified by the County; and 4) refrain from prosecuting Child Care Home providers for noncompliance with the limits contained in the Zoning Ordinance until the Zoning Ordinance amendment process has completed. The anticipated timeline for this effort is shown on the schedule below:

Timeline for Home Based Child Care Amendment ZOAM

DATE	ACTIVITY
January 28 to February 28	Staff research and text development
March 1 to March 30	30-day referral period

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May 7	Public Meeting
April 1 to April 30	Text refinement and BOS prep
June 5	Resolution of Intent to Amend to BOS
July 2	PC Briefing
July 16	PC Public Hearing
Sept	PC Work Sessions
October	BOS

North Lower Sycolin CPAM

With the approval of the Stonewall Secure Business Park rezoning application, the Board of Supervisors also made a motion to initiate a Comprehensive Plan Amendment (CPAM) for the Northern Lower Sycolin subarea of the Transition Policy Area to appropriately address the planned land use for that distinct region. With the completion of One Loudoun, the North Lower Sycolin CPAM will be the next project in the queue.

ZOAM-2013-0001: Reduce Appeal Period for Certain Zoning Violations from 30 to 10 Days

Project Manager: Keith Fairfax (Zoning)

Under existing regulations, effective July 1, 2010, upon issuance of a Notice of Violation (NOV), staff was required to wait until the end of the thirty-day appeal period prior to issuing civil penalty tickets for offenses against the Revised 1993 Zoning Ordinance as required by the *Code of Virginia 15.2-2311*. Standard operating procedure in effect prior to July 1, 2010 allowed staff to issue an NOV for those same offenses and commence the issuance of civil penalty tickets ten (10) days after the issuance of the NOV if corrective measures or a request for time to correct the violation has not been made by the property owner. While civil penalty tickets are not depended upon as a source of revenue, they are an important tool for staff to use to gain compliance.

At the March 13, 2013 the Board of Supervisors approved ZOAM-2013-0001, 10 Day Appeal Period for Short-Term, Recurring Zoning Violations, as provided in Attachments 2 and 3 to the staff report for the Board of Supervisors March 13, 2013, Public Hearing.

Unmet Housing Needs Implementation

The Board expressed an interest in focusing on policy issues for addressing affordable/workforce housing. In particular, how does the County best create programs and leverage its resources to preserve and create affordable and workforce housing. Additional clarification from the Board regarding the intent and goal of this initiative is recommended prior to beginning this work effort.

Miller Drive Countywide Transportation Plan Amendment

On July 6, 2011 the Board voted to initiate a CPAM to remove a segment of Miller Drive between Sycolin Road and Kincaid Forest Boulevard extended from the 2010 Revised Countywide Transportation Plan (CTP).

The proposed Miller Drive alignment contains moderately steep slopes, steep slopes, preservation easements, floodplain, a stream corridor and wetland resources. Road construction in this area would be very expensive, detrimental to environmental resources and necessitate coordination with the State regarding established conservation easements and wetland mitigation credits. Further, it is anticipated to be of marginal utility to the larger road network, of no use to the Government Support Center and would diminish the ability to buffer the Tavistock Farms subdivision from the Government Support Center.

Staff anticipates also including CTP amendments for the Belfort Park area which have been directed by the Board of Supervisors into this amendment package as well.

Silver Line District Development Patterns

The Board has expressed an interest in staff proposing potential amendments or policies that may potentially promote the highest and best use of properties within the Metro rail service districts. Staff will prepare a draft scoping document for review by the Board of Supervisors to clarify the intended focus and confirm that increasing commercial densities and development potential is the desired outcome. Issues for consideration could include; a) engagement of the business community for additional marketing strategies for these areas b) examination of existing planned land use c) additional fiscal analysis and other items.

Dulles Community Outreach

Similar to the ongoing Ashburn Community Outreach, the Revised General Plan calls for outreach in the Dulles Community. The Board chose to move forward with the Ashburn Community, with the idea of conducting a similar community outreach effort at the appropriate time for the Dulles Community.

Route 28 Implementation

Project Manager: Miguel Salinas (Planning)

As an economic and transportation gateway into Loudoun County, the Route 28 Corridor also lends itself to emerge as an international gateway for the Washington metropolitan region and a major employment destination for national and international businesses. The Route 28 Corridor Plan amended the County's comprehensive plan, known as the Revised General Plan, and included policies intended to maximize the corridor's commercial development potential. The Route 28 Corridor Zoning Ordinance Update is an important implementation component to the policies established in the County's adopted Route 28 Corridor Plan.

The purpose of the Route 28 Zoning Ordinance Update project is to amend Loudoun County's Revised 1993 Zoning Ordinance to reflect the policies contained in the Route 28 Corridor Plan adopted by the County Board of Supervisors. Amendments to one of the County's primary mechanisms for the implementation of comprehensive plan policies, the Revised 1993 Zoning Ordinance, can establish regulations and standards that match the preferred development patterns established by the Route 28 Corridor Plan; apply incentive-based solutions to achieved desired outcomes; incorporate flexibility to give property owner's the ability to respond to the corridor's evolving market while adhering to plan objectives; and provide greater consistency and efficiency among legislative and administrative review processes.

The Route 28 Corridor Plan Zoning Implementation is currently in the Draft Amendments phase. The objective of this phase is to produce final draft amendments to the Revised 1993 Zoning Ordinance. This phase also continues the active participation of stakeholders and the general public. The Draft Amendment Phase includes multiple rounds of circulation, review, comment, testing, and revision.

The consultant team prepared an initial draft of amendments to the Revised 1993 Zoning Ordinance based on the final Annotated Outline and Zoning Discovery Report that were completed in September of 2012. The initial and subsequent revised second draft was reviewed by County Planning staff, the Zoning Administrator, and by the consultant team's two feedback committees, the ZISC and ZTAC. The Consultant Team has also been in regular communication with the County Attorney's Office to ensure that the zoning approach(s) selected in the draft amendments are in legal conformance to County and State codes and regulations, particularly the Route 28 Tax District legislation that affects properties in the Route 28 Corridor.

The county is seeking several different outcomes with the draft amendments including: 1) implementation of the Route 28 Corridor Plan, 2) integration of Route 28 Corridor standards with the county's zoning ordinance, 3) translation of the draft regulations into a user-friendly format, 4) application of incentive-based approaches to create the development standards that the county desires for the corridor, and 5) incorporation of flexibility while maintaining fidelity to the Route 28 Corridor Plan policies. Keeping these outcomes in mind, the current version of draft amendments includes four new corridor-specific zoning districts in Article 4 of the Revised 1993 Zoning Ordinance. These four districts are applicable to the Route 28 Corridor only. The

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zoning districts are “hybrid” zoning districts in that the standards are a hybrid of conventional and form-based zoning that include graphics with the accompanying text. Size, location and dimensional standards (setbacks, building height, Floor Area Ratio, lot coverage) are embedded within each district. The draft also includes a user-friendly use matrix for the four districts. In addition, there are incentives offered for both the standard and optional methods of the districts (see below). Lastly, the draft amendments offer procedures that provide a more streamlined approval process for property owners to take advantage of the new districts.

Each zoning district provides two types of development methods –standard and optional. The standard method is a type of development method similar to other commercial districts in the corridor (PDIP, PDOP, etc.). The optional method allows higher Floor Area Ratio and lot coverage, along with additional regulatory incentives. The optional method also includes more extensive design controls not applied to the standard method. The main reason why each district needs a standard method and an optional method is to conform to state code; the specific design and aesthetic requirements called for in the Route 28 Corridor Plan cannot be mandated and have to be incentive-based.

The Consultant is preparing a revised third draft of zoning amendments based on comments received from County staff and advisory groups. The public will have a chance to provide comment on the draft through the end of April, 2013. A second open house was held on April 8, 2013 at Loudoun Water in which approximately 40 people attended.

Final draft amendments are expected at the end of April and will be based on the outcomes of the final County and stakeholder group reviews along with public comments. Accompanying the final draft amendments will be a final report prepared by the Consultant Team. These two deliverables will be presented to the Board. Should the Board recommend proceeding with an Intent to Amend, the Route 28 Corridor Plan Zoning Implementation will then proceed to formal Public Review and Adoption phase. The remaining timeline for this effort is shown on the schedule below:

Timeline for Route 28 Implementation

DATE	ACTIVITY
January 16, 2013	ZISC Meeting
January 16, 2013	ZTAC Meeting
March 19, 2013	ZTAC Meeting
March 20, 2013	ZISC Meeting
April 8, 2013	Open House
April 30, 2013	Final Draft Amendments
April 30, 2013	Final Report

Purcellville Urban Growth Area Management Plan

On March 6, 2013 the Board approved CPAM 2012-0002 to repeal the Purcellville Urban Growth Area Management Plan (PUGAMP) and to adopt conforming amendments to the Loudoun County Revised General Plan. In addition, the Board approved the amendment to terminate the 1994 Annexation Agreement between the Town of Purcellville and the County of Loudoun. These actions are effective July 1, 2013, subject to confirmation by the Town of Purcellville that it has approved the amendment terminating the 1994 Annexation Agreement.

Leesburg Annexation Policies

Town of Leesburg is actively reviewing its Town Plan. This may result in a review/update of an annexation agreement. At the April 8, 2013 Leesburg Town Council worksession when addressing the referrals for Tuscarora Crossing and Crosstrail, it was noted that both applications are located in the JLMA and could potentially be annexed into the town. Councilman Dunn asked about having a meeting of the joint ADDPs Committee. The Town Manager indicated that he would be providing an update at the next Council meeting on April 22-23 on annexation issues, in preparation for the AADPs Committee to meet and suggested that the Council might want to request a Joint BOS/Council meeting to set parameters for a potential AADPs or annexation meetings.

Private Schools By Right Designation ZOAM

Project Manager: Larr Kelly

At the January 2, 2013 Board meeting the Board directed staff to add a new amendment to package #2 for a By-right designation of Private Schools and proceed with proposed amendments and prepare future Resolutions of Intent to Amend as work proceeds. The purpose of the Zoning Ordinance Amendment is to consider allowing Private schools by right in all zoning districts with performance standards. This ZOAM will commence upon the completion of the Public Schools by Right ZOAM.

Eastern Loudoun Transportation Study

Project Manager: Susan Glass

On January 3, 2012 Chairman York introduced an action item concerning a transportation study of the road network in Eastern Loudoun (defined as the area east of Route 659 and Route 659 Relocated from the Potomac River on the north, Prince William County to the south and Fairfax County to the east). The purpose of the study is to provide information relating to the Countywide Transportation Plan (CTP) road network to include: 1) network deficiencies; 2) missing links; 3) cost estimates to build the interim condition; 4) development

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proffers/conditions related to the missing links and network deficiencies; 5) the proffer/condition triggers; 6) right-of-way availability; and 7) potential funding sources if the projects are not funded wholly or in part through proffers/conditions.

On March 7, 2012 staff presented a report that reviewed recent and on-going efforts to address network deficiencies and missing links in the CTP road network, provided an existing conditions inventory of the deficiencies and missing links (103 road segments), provided a cost estimate to build out the CTP road network to the interim condition and offered a funding outlook of non-proffer funding sources. The Board item also included a work plan and timeframe to analyze the proffer and right-of-way availability for each of the 103 road segments. The study area was divided into three phases: Phase 1 – the CTP road network north of Waxpool Road/Church Road; Phase 2 – the CTP road network south of Ryan Road; and, Phase 3 – the CTP road network south of Waxpool Road/Church Road and north of Ryan Road. Staff estimated the time to complete each phase would be approximately six months. Given the workload on the Zoning staff who had responsibility for a majority of the research in preparing this item, Phase 1 efforts took seven and half months to complete. The Phase 1 report was presented to the Board at its November 7, 2012 meeting.

Phase 2 has taken approximately four months to complete and was presented to the Board at the April 3, 2013 business meeting. Included in the Phase 2 report is an analysis for each of the thirty-six (36) road segments in the Phase 2 study area. Each report includes the segment name, segment location, the category of improvement needed, estimated cost, funding options, a location map and analysis of whether there are proffers/conditions that provide for right-of-way dedication, construction and/or cash contributions for the specific road segment.

Staff notes that the cash proffer funding reported in the Segment Analysis does not include regional road contribution proffers/conditions that may be available for a specific project or cash proffers for projects completed whereby those funds might be available for use on a specific road segment if the Board utilized the “proffer flexing” process. As the Board identifies priority road projects, staff will continue to review the cash proffer/condition funds to determine eligibility to use on the identified projects.

Phase 3 of the Study includes 38 road segments to be analyzed. This information should be available to present to the Board in September 2013.

Land Use Category for Ballfields

During its planning session on September 24, 2012, the Board of Supervisors directed staff to study how the Board could allow private ballfields to qualify for use value tax under the open space category and to report to the Transportation and Land Use Committee (TLUC).

At the February 15, 2013 TLUC staff discussed the eligibility of use value taxation for private ball fields and stated that private non-profit ball fields were currently eligible as a qualified use. He

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further stated that the following general standards applied to any of the subcategories of open space: 1) Consistency with the local comprehensive plan; 2) Minimum of five acres (the local ordinance may provide for a higher minimum); and 3) Location in an agricultural and forestal district; or subject to a perpetual conservation easement; or subject to a recorded commitment for a term of years consistent, as more particularly defined in the standards.

The Committee discussed issues related to the process and liability of residents having the ability to offer private property for the use of sports related activities.

The Transportation and Land Use Committee elected to defer action following further research into items such as program administration, moratorium questions, legislative process, any potential logistics (such as bathrooms, parking, maintenance), etc. Continued discussion of this topic will include review of areas where uses are permitted by right or by special exception.

Superfund Site

EPA completed the first two phases of the remedial investigation of the former Hidden Lane Landfill during the Winter of 2012-2013. These phases include analyzing the site conditions and the nature and extent of the contamination (i.e., mapping the contamination plume). EPA now plans to complete this investigation by performing both an environmental and human health risk assessment prior to conducting treatability testing to determine the appropriate technologies for removal or treatment of the contamination and their respective costs and performance.



LEGEND		Proposed Workplan and Timeline
Staff Development		
PC Review		
BOS Review		
Continuous Ongoing Process		

Ongoing Initiatives	2013				2014				2015			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
ZONING (Active)												
Commercial/Industrial Districts- Package 1 Article 6 Review	BOS											
Commercial/Industrial Districts- Package 2	PC	BOS										
SPEX to Permitted Uses				PC	BOS							
Data Center Requirements				PC	BOS							
B & B requirements				PC	BOS							
Breweries					PC	BOS						
CLI District Changes				PC	BOS							
Route 28 Implementation		PC	BOS									
ZONING (In Queue)												
By-Right Designation for Schools Only			PC	BOS								
Home-Based Child Care			PC	BOS								
By-Right Designation of Private Schools							PC	BOS				
FOD/Steep Slopes							PC	BOS				
PLANNING (Active)												
Route 28 Implementation		PC	BOS									
PLANNING (In Queue)												
By-Right Designation for Schools Only (Assist Zoning)			PC	BOS								
By-Right Designation of Private Schools (Assit Zoning)								PC	BOS			
North Lower Sycolin CPAM				PC	BOS							
Miller Drive CTP Amendment				PC								
Silver Line District Development Patterns (TBD)												
Dulles Outreach											PC	BOS
Other Items												
ZOAG Amendments												